

ACORN



The Architectural Conservancy of Ontario R Newsletter

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The Cover

The Model of the Concert Room, Victoria Hall, Cobourg.

(Cover photograph by David J. Lane).

A spectacle beyond compare: the Concert Room of Victoria Hall, Cobourg, decorated in a magnificent chiaroscuro of classical inspiration, its ceiling gorgeously painted in great lozenge designs, laurel wreath banding, arabesques and indescribable floral motifs, awaits completion in the third phase of the restoration of the building. The original room had indirect lighting by gas jets located above the cornice. This grand space is some eighty-one feet long, forty-six feet wide, the ceiling thirty-four feet above the floor. Maurice Strike, the noted theatre designer, in building the model of the interior of the Concert Room has devised a stage arrangement as a large free-standing cabinet designed to echo the painted decoration. Other details of seating and accessories needed to make the room adaptable to a great number of community activities will be considered in the final scheme.

Funds are required to complete this superb interior of Canada West, first seen in all its glory about 1860 and disappearing from view beneath the cloak of a Victorian Opera House in 1880.

Recently Camerata, the internationally renowned chamber group, played in Cobourg and at a reception afterwards Mrs. Gordon Dunlop, representing the organizers of this enthusiastically received concert, and Colonel Cedric Haynes, President of the Society for the Restoration of Victoria Hall, suggested that Camerata might like to return to Cobourg. Elyakim Taussig, on behalf of Camerata, expressed great interest in performing in the Concert Room as a focus of complementary events which might grow into a summer festival.

So far phases one and two of the preservation have secured the building and provided space for municipal offices and the council chamber of the Town of Cobourg, the Art Gallery of Cobourg and courtrooms and offices for the Ministry of the Attorney General, Province of Ontario. The entrance lobby is complete and the original courtroom now restored. Phase three, as well as finishing the Concert Room and related spaces, will also provide additional office space on the second floor, further storage and offices for the art gallery and museum, archives, and reception areas to be used for gallery and community purposes.

Peter John Stokes

FROM THE EDITOR'S DESK

The annual general meeting was held on Saturday, November 5th, in the Music Room of the Grange, Art Gallery of Ontario. It must have been a source of great satisfaction to our president as he looked around him and compared the present condition of the old building to that in which he found it before restoration. It was a fitting place to have a Conservancy gathering.

After the formal meeting, a panel discussion took place between two of the founders of the Architectural Conservancy of Ontario, Dr. Eric Arthur and Dr. Anthony Adamson, with their ex-pupil, Peter Stokes, sitting between them. The divergent view points of the two founders showed clearly. "Take Care for the Common Weal" emanated from Dr. Arthur's words. He mentioned The Proposal, written in 1932, and told us that the Conservancy's name was inspired by the Thames Conservancy. His concern for architecture showed clearly as he told of the purchasing of the Barnum House for \$4500. with a down payment of \$450. in the form of a cheque written by him on a blank piece of paper when no cheque was available. Dr. Arthur read out a list of 'special houses' and other buildings that had been saved including St. Lawrence Hall, Victoria Hall, Dundurn, the Beehive, and the Boyd House.

Dr. Adamson noted the extraordinary change in the attitude of the Government to architecture during the last forty-five years. He mentioned the need to make local checks on restoration when public money is used as the work is sometime poor. He urged that LACACs be instigated, and suggested that the outlying areas should be watched for buildings that need to be protected.

Following the panel discussion, a reception was held in the members' lounge.

We hear a great deal about buildings in jeopardy, and yet, the protection of our province's places of natural beauty is also of prime concern to us. Our heritage is being defaced in the area of the Bruce Trail by the carelessness and thoughtlessness of users. Because of its very success, it is being spoiled. The Federation of Ontario Hiking Trails Association is trying to do something about this, and we hope that their voices will be heard in the right places. We wonder if the Government could buy escarpment land as a protection and preservation move, and where possible, negotiate rights of way with present owners.

We wish to thank Heritage Cambridge for their most generous donation of \$250. towards the production and distribution costs of ACORN. What a splendid gesture.

M.W.G.

THOUGHTS FROM THE PRESIDENT

As we see hundreds of feet front of Toronto's brick being eroded by sand-blasting and compromised by inadvisable repairs as well as so many of the city's ancient stones blasted raw, we wonder who is going to pick up this liability. Well, it's one way to get rid of those characteristic strips that some still see as ugly, and soon we shall not have to worry about preservation any more.

The triple tragedy on Church Street illustrated here shows the inevitable big city slide. First, one of the row of four terrace houses, opposite the Archbishop's Palace between Shuter and Dundas was torn down; chrome bumpers and trees of heaven replaced it. Two of the houses, those to the right or south, remained more or less intact with a coat of the characteristic thin brick red paint of the 19th century. That on the left had a supergraphic of a fiddle painted on it — presumably to accompany the music emporium which once inhabited it. As the echo died away a good blast etched away the face — to reveal the ghastly truth that the third storey was a later addition in different brick and not following completely the patterning of "white" on red of the original. Hence, obviously, this was the reason for painting the terrace in the first place.



"Salvation", on the south-west corner of King and Simcoe Streets, has recently been stripped of all its grime, rather like St. James' Cathedral some years ago, which prompted architect David Molesworth's cryptic message in the *Globe and Mail* that perhaps the revelation of a rather gaunt design was not worth the effort. To paraphrase him, and especially with regard to St. Andrew's Presbyterian Church on King — "To put back that mask of grime, is all that I ask of time". Has anyone, particularly the architect, ever thought that perhaps a Victorian church in stone might have been built to look hallowed rather young, to make up for lost time?

We realize that chemicals contained in dirt accumulations can be harmful. And there is the other side of the coin: a cleaning can reveal unsuspected richness such as the surface polychrome and modelling of the stonework in Toronto's Old City Hall by E. J. Lennox.

However to put our minds at rest and give us better direction we look forward to the results of a definitive study being undertaken by Architect William Greer for the Toronto Historical Board on building cleaning and masonry preservation. The staff of

the Ontario Heritage Foundation has met only frustration in this regard — formulae are mostly secret, results seldom guaranteed even though excessive claims are often made. We wish our colleague better luck.

P.J.S.

September 26, 1977

Dear Mr. Stokes:

Responding to your message in *Acorn* II. 2., I hope the spectre of bureaucracy and frustration which you have described is more to be avoided in future than to be dealt with as a serious problem at present.

The Ontario Heritage Foundation and the Ministry of Culture and Recreation are particularly concerned to develop heritage programs which shun red tape and paper-work beyond the minimum levels necessary in the expenditure of public monies and staff time. However, there can be no doubt that the preservation of Ontario's heritage depends upon a great many more people than are involved at present taking an interest in and making a substantial commitment of their time to preservation. More people involved will give rise to more complex and formal procedures, so that individual efforts complement each other, but let us pledge to keep the bureaucratic process from obscuring the objective: the conservation of our heritage.

You mention that it appears undue emphasis is going to the creation of heritage conservation districts at the moment. From our vantage point, this is not the case. Only a handful of municipalities, half a dozen or so, have taken formal steps towards the creation of heritage conservation districts, while at least seventy municipalities have designated properties which form part of the list of four hundred or so at present enjoying the protection of The Ontario Heritage Act.

It must be the magic of a mention in the Stop Press section of *ACORN* which is at work, because among the communities you mention there as not taking advantage of the Heritage Act, the following have now set up a LACAC or will do so very shortly:

Port Hope, Guelph, Belleville, Ganancque, The Borough of York, and Orillia.

Surely this is encouraging news which I would be grateful to see reach *ACORN* readers.

Yours sincerely,
Stephen A. Otto,
Executive Director,
Heritage Conservation Division,
Ministry of Culture and Recreation,
Queen's Park, Toronto

Stephen Otto has replied to us on some points of concern we expressed in *Acorn* II - 2, but we await progress in expediting historic district conservation, at maximum effect, minimum cost and with speed. Perhaps the amendment considered essential to the Official Plan should be a simple declaration of intent based upon the heritage material an area contains which is important to the community. Thereupon, with due despatch, a study might be initiated to substantiate the claim; meanwhile the district is protected from erosion of its buildings. However that study should concentrate on the principal objective involved, the preservation of the community's heritage in the subject district. Such conditions, including those imposed by the Official Plan, which might jeopardize that objective should be stated and a mechanism devised to ameliorate those problems.

There are enough difficulties with public apathy or municipal inertia, whichever way you wish to describe it, without further brakes or roadblocks being necessary.

P.J.S.

NEWS FROM EAST TO WEST

From the Branches

PORT HOPE

The Little Bluestone

At an executive meeting on Sept. 13, the members voted, with regret, to drop the Little Bluestone scheme. For a project such as this, involving probably over a hundred thousand dollars, it was felt that not enough enthusiasm in the membership was generated to make the project succeed. Those who sent cheques may have their money returned, else it will go into the general fund and be used for another purpose.

Conference on Preservation Legislation in Ontario

The president, Mrs. A. K. Sculthorpe, and Mrs. Marion Garland attended a Conference on Preservation Legislation in Ontario, on Saturday, September 24, at Victoria College, Toronto. The **Ontario Heritage Act, Present Problems, Future Prospects** was the topic for discussion.

Dr. Gerald Killan, the chairman, opened the meeting by welcoming the delegates and explaining the purposes of the conference. He then introduced the guest speaker, Dr. Margaret Angus, with a well-deserved eulogy of her achievements. Dr. Angus, a past president of the Ontario Historical Society and a director of both Heritage Canada and the Ontario Heritage Foundation, provided a useful historical perspective of preservation legislation in Ontario.

Briefs were then presented by the delegates, Port Hope's being given by Mrs. Garland. There were one hundred and fifteen delegates representing sixteen societies. Changes in the Act were suggested and questions as to procedure for designation were asked. More information by the media of the success of designations that had taken place was suggested. The expense of the upkeep of a designated house was brought forth, with the suggestion that these houses receive some relief from taxation, or be given a grant. Villages of only several hundred inhabitants and with no newspaper needed special legislation. LACACs mentioned that they had received complaints that designation imposed hardship on some owners.

Delegates were guests of the Ontario Heritage Foundation to lunch at Sutton Place.

Annual General Meeting

On Monday, October 3rd, the Annual General meeting was held at Penryn Park Country Club. The new slate of officers was brought in, with Mrs. A. K. Sculthorpe as President. Mr. Pierre St. Laurent showed his interesting slides taken on his recent trip to Greece.

House Tour May 6

The Branch is having a house tour on May 6. Six or seven new houses will be open as well as some of the old favourites which have been on previous tours. More about this in a later issue.

TORONTO

Toronto Branch Annual Meeting, May 26, Tours Park and Homes and Finishes in Eden Smith Wychwood Library

There is, in the centre of Toronto, an enclave of quiet that defies the major traffic routes around it. It is a private residential park with a tennis court, about 50 houses, and its own pond and creek — the notorious Taddle.

This park was conceived by Marmaduke Matthews, an Englishman and artist well known for his paintings of Canada, who settled here and designed in 1875 the plan for a residential park housing members of like interest. The park is just over 100 years old and the homes of Marmaduke Matthews (1875) and his friend Alexander Jardine (1877) are still standing, as well as several houses dating from the early 1900's designed by Eden Smith, W. A. Langton, Henry Sproat, Allward and Gouinlock and others.

While it is possible to bring a car into the park, it is really more pleasant to walk, for the park is cut out of the side of the escarpment on which Casa Loma, Benvenuto and Oaklands stand, and is therefore quite hilly and irregular. The great trees — many nearing a century old, keep the houses and roads cool, perhaps somewhat dark and add an air of possible past mysteries and interesting lives.

The residents who have made the park their home, many for two or three generations, have included artists (besides Marmaduke) George A. Reid (whose house still contains attractive studio

rooms), Gustav Hahn and Mary Wrinch, architect Eden Smith and his sons, Charles T. Currelly, (credited as the founder of the Royal Ontario Museum), Professor Edmund Walker, Moffatt Woodside, Mr. and Mrs. John Barnes (who own and opened the original Marmaduke Matthews house), Sir Wm. Gage, and Marshall McLuhan.

Many of the original homes were quite large and on spacious lots which enhanced the park-like feeling. One exceptionally beautiful garden, with a little burble of the Taddle in one corner belongs to Miss Sheila Owen, whose home was the original residence of Professor Eric T. Owen. Miss Owen has lived there all her life.

Later, with the pressure of the depression, several smaller houses were added on divided property lots, but for the most part these have fitted fairly well into the scene, with one unfortunate exception which tends to obscure the view of the Matthews' house.

Members of Toronto Branch turned out in force for this pleasant tour of homes and gardens and then walked north on Bathurst for their Annual Meeting at Wychwood Library, an Elizabethan-style building designed by Eden Smith in 1915 in the manner of a Shakespearean grammar school.

Wychwood Park is south of St. Clair, west of Bathurst, and is bounded on the south by busy Davenport Road and on the west by the TTC car barns.

September 24th Bus Tour

The Toronto Branch chose Dundas as their opening fall meeting for its scenic beauty and wealth of lovely buildings. The bus snaked its way along the sharp edge of the escarpment — the escarpment which offered the shelf for the sources of the rushing streams which would power the mills and lay the base for a wealthy little town.

Simcoe had originally planned Dundas as a small garrison town, and it did not escape the traditional grid pattern. It was to be an outpost between York, Niagara and London. Five of the great roads still converge on the Cotton Mill Bridge: York Road, 1808; Dundas and Waterloo Turnpike; above the escarpment Brock Road to Freelon and Guelph; Dundas Street to London, (Highway 99); the Old Ancaster Road, 1799 and also an Indian Trail now Osler Drive.

In 1800 Richard Hart purchased the rights to Spencer Creek and built the New Dundas Mills to grind the grain of the local farmers, and this mill served Dundas for over 160 years.

In it, in 1814, the first post office west of York was established, and Dundas became the official postal address of the new Community. In 1845, 78 thousand barrels of flour went down the Desjardins Canal. With the growth of mills, came taverns, inns and other businesses, such as breweries and distilleries. Dundas began to build up a commercial centre with furniture and textile industries.

One of the ruins of an 1813 mill, the Darnley Mill, can be seen on the road through Crooks Hollow. Near by stood the first mill in Upper Canada to produce paper, Crooks, which became an important industry for Dundas for 100 years.

Commerce and industry flourished in Dundas in 1822, and when Edward Leslie opened one of the first chain stores in U.C. his manager was William Lyon Mackenzie.

There were doctors and lawyers to service the growing community, who built substantial and pleasant homes most of which are still standing.

Still visible in sketchy outline through the Dundas Marsh is the Desjardin Canal which was designed to encourage schooners to come to Dundas, and in the fifteen years following its completion in 1837 some of Dundas' finest buildings were built.

The Collins Hotel built in 1841 marked the change from pioneer settlement to urban community, Mount Fairview, Walnut Cottage, Orchard Hill, the Town Hall, the Rolph House — all offer a rich collection of Ontario architecture, and 3 particular houses Ballindalloch, Foxbar, and Orchard Hill, on beautiful sites, populated by ancient groves of trees — because of their very beauty are in danger of development.

We have heard of farm and barn building bees, but residents of Dundas rallied together for factory bees. The Gartshore Foundry from 1838 to 1870 made machines and machines to make machines. In Dundas in 1859 were built the engines and water pump for the first Hamilton Water Works. There were Dickie Grocers, and John Cowper's furniture factory in 1854, a Lightning Rod factory, coal, wood and ice suppliers, the Wentworth brewery, and the Elgin Mills who won "international prestige when a pair of their blankets won first prize at the First World's Fair held in the Crystal Palace, London, England, in 1851".

(We note a tour book, 'all roads lead to dundas', organized by The Toronto (Region) Branch, with text by Howard Walker, Research Assistants Mrs. Donna Baker and Mrs. Carolyn Neal and Artwork by William J. Moffet. The drawing accompanying this article came from the book. Ed.)



146 PARK STREET WEST

In 1853 James S. Grafton bought into a store on King Street and a few years later began manufacturing cloths. The Grafton Block still stands but in some jeopardy. In 1840 brick houses began to make their appearances and in 1859 to 1884 Victorian styles were seen. Many houses were made from the natural cut stone of the escarpment.

The Town Hall built in 1847 had for its symbol the behive of industry and the schooner of trade. But the schooner also brought the decline of Dundas. In 1866 Garshores Foundry went into receivership, but two of his apprentices went on to businesses which became household names: John Inglis and Thomas Moffatt.

With the arrival of the steam engine, shipping by-passed Dundas and went on to growing Hamilton. In 1877 the opening of the Hamilton and Dundas Street Railway also changed the social life of Dundas residents as they had easier access to the pleasures of the city. And city people found the pleasures of Dundas.

HAMILTON-NIAGARA

Hamilton's Historic Sandysford Burns

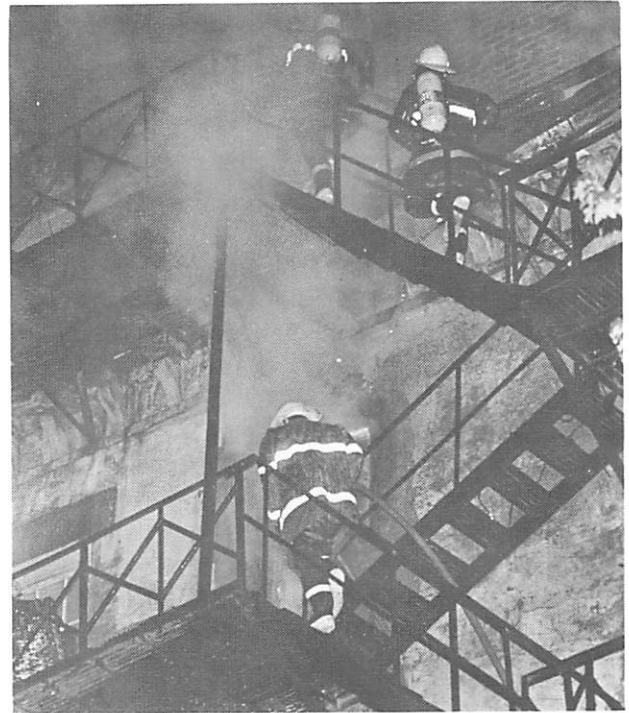
Fire gutted an upper corner of historic Sandysford Place in the early hours of May 14th, causing an estimated \$11,000 damage and leaving three people homeless. Cause of the blaze remains unknown and the Fire Marshal's Office was expected to launch an investigation. Arson was not suspected.

The fire was in the one privately owned unit of the row of stone terraces that have been declared a National Historic Site. The houses were built in 1859 on land originally owned by the city founder George Hamilton.

The city purchased three of the attached

houses in 1976 to save them from demolition. It plans to spend \$90,000 to restore them. The fourth unit where the fire took place was bought in 1965 for \$44,500.

Completion of the restoration should be some time in October of this year.



SANDYFORD PLACE ON FIRE

Architectural Conservancy Week — September 17th-24th

Saturday, September 17 — Mayor MacDonald officially proclaimed Architectural Conservation Week — handing Daniel O'Brien a proclamation on the steps of the City Hall, to mark the occasion, followed by presentation of 24 citations to Mohawk College students in the Architectural Technology courses. These students exhibited Architectural exhibits on the mezzanine of the City Hall during A.C.O. Week. An Architectural Walking Tour then followed the opening ceremonies.

Annual Meeting — Tuesday, September 20th

Meeting at the Board of Education auditorium. A lecture and slide presentation was given by branch president Daniel O'Brien — on All Saints Church c. 1872 — corner of King and Queen Sts., Hamilton, and a lecture on the old Central School 1857 — by Bob Allan. Refreshments of many varieties of cheeses, apple cider and fruit were served.

Candlelight Tour of Dundurn Castle Friday, September 23rd

Twenty-two students from St. Mary's High School were guests of the Branch on a tour of the Castle. It was an educational experience for many of these students who had never been in Dundurn Castle before. It is always enchanting to see — but in the evening there seems to be a romantic aura about it.

Heritage Hamilton's Happening — at the Scottish Rite — Saturday, September 24th

Displays from 20 heritage organizations including A.C.O. were placed throughout the rotunda of the building. Starting off the evening was wine and cheese, followed by the celebrity auction. The guests were ushered into the auction hall by a Scottish piper.

Regional Chairman Anne Jones, Liberal Leader Stewart Smith, former Liberal Leader Robert Nixon, Mayor Jack McDonald, and Dr. Grant Head were actively involved in the Celebrity Auction. A gala dessert party followed.

HERITAGE CAMBRIDGE

Annual Meeting

On October 4, the annual meeting was held in what was at one time Galt's post office. This fine old building is one of the most important stone buildings still standing on the river bank. It was built in 1885, the work of Thomas Fuller and built by Pigott, possibly the forerunner of the present Hamilton contractor. The inscription "Post Office" can be seen over the window. This massive stone building now houses **Reid Galleries**. Betty Reid, the owner of the galleries, has done a wonderful job in helping to save this historic place.

At the meeting, the following officers and directors were elected for the coming year: Past President: Gerry Musselman; President: Joanne Smart; Vice President: Bill Barlow; Secretary: Lucille Douglas, Treasurer: John Bell, and Directors: Kay Caldwell, John Dyer, Kathleen Elliott, Jean Payle, Edie Halpenny, Katherine Hebblethwaite, Donald McKay, Pat Rosebrugh, David Ross, Andrew Taylor.

The Riverbank

It was fitting that our first meeting of the season was held in one of the finest stone buildings on the Grand River. Much interest is being

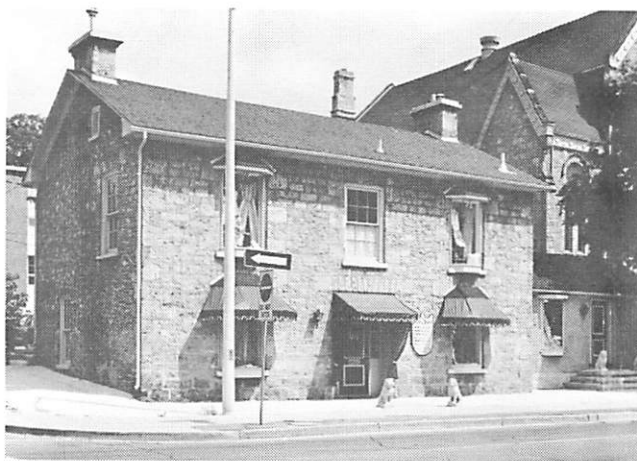
paid to this area just now in Cambridge — and high time! The newly opened Millrace Park has delighted many people. It is hoped that more parks will soon be made. As well as parks, the riverbank must have suitable development, retaining the best of the old buildings for use all year round. Heritage Cambridge has been compiling a series of slides of buildings of worth along the river.

Inventory of Old Buildings

Heritage Cambridge has hired Bev Juno, a graduate who has been working for the city this summer on research which will aid the LACAC in evaluating old buildings. Bev's contract with the city ended before all the work was completed. We felt it was a pity to stop before the inventory was done, and we are retaining her for an additional three months.

Wesley House, Cambridge (Galt)

Typical of the many stone houses built in this area of Waterloo County in the mid-nineteenth century is this one standing at the corner of Ainslie and Thorne Streets in downtown Cambridge (Galt). It is typical too of those houses



WESLEY HOUSE

in the Lowlands of Scotland which were the background of so many of the early settlers in this district who preserved their memories in their buildings.

It was built in 1847 by Alexander Addison, volunteer librarian in Galt for twenty years and occupied by his daughters until the end of the century. It was later bought by Wesley United Church, with which it shares a city block, and for many years it was rented as a residence and later as apartments.

Unlike most of the local houses of its kind it

was built right to the sidewalk in the Scottish town house manner and is reminiscent of the provincial Georgian style of the Lowlands with twelve-paned windows with stone lintels, three bays and a broad front door with side lights. A small attic window in the side gable is a Waterloo County detail.

The disastrous flooding of the Grand River in 1974 seriously damaged the house, but it was restored and opened in the spring of 1975 to a new life with boutiques housing dress shops, a beauty salon, children's wear, travel agency and other businesses.

Hasti-notes

Our hasti-notes are now on sale in several local stores. They are packaged in groups of ten, using our six original Richard Brown prints of fine Cambridge buildings. The ivory decal-edged paper is of excellent quality, and the drawings reproduced very well. We are hoping to improve the packaging, but they make splendid Christmas gifts and should sell well.

Dickson School

Our recent publication about Dickson School has been very well received. It is a photographic and historic tribute to the school, and was done in time for the Centennial. It is free to members.

Stone Architecture

It is hoped that our publication about the excellent stone work of the Cambridge area will soon be ready. Much work has gone into this, as it is expected to be a reference work for the future as well as being of interest to the casual passer-by.

BRANT COUNTY

Evaluation Committee

The Evaluation Committee has had four meetings. Procedures in other cities, mainly Hamilton, have been discussed. Criteria for the evaluation of buildings and general procedures have taken up most time to the present. The group plans to continue with more specific discussions of architectural details, projects elsewhere in the world, and a study of restoration possibilities, in short, continued self-education by reading, observation and discussion. Actual evaluation is taking place in the core area of Paris, Burford, and Colborne-Market-Queen-King-Dalhousie in Brantford.

Publications

Our executive and committee members have been kept well informed as to the Conservancy's doings with information sheets and published records. Four flyers have been distributed to the general public, there have been several reports of our activities in the Expositor, and a Fall Newsletter has been produced. Garry Burns has completed a brochure and map outlining our first walking tour. Other artists and writers to date are Stuart Pascoe, Margaret Chandler, Audrey Scott, and Gene Gatward. Donald Pettitt is the official representative to 'ACORN'.

(Although our newest addition, it looks as though this branch is going to be an active one. We only wish that their interesting news had not come in the form of newsletters, newspaper clippings, and committee reports. Here are the gleanings).

The first meeting of the Branch was held on June 8th, with Dr. Anthony Adamson as guest speaker. Dr. Adamson spoke of the Ontario Heritage Act, the Ontario Heritage Foundation, and the use of LACACs, showing slides outlining the evolution of Ontario architecture.

The first annual meeting was held on Oct. 18, with Audrey Scott elected president. Garry Burns, an art teacher at Brantford Collegiate Institute showed slides of architecture in Brant County with corresponding examples of European architecture. The new executive released a statement in which they stated their concern about repairs and development in the downtown area.

Peter John Stokes will conduct a restoration workshop for the organization in November.

LONDON

Talbot Tour

Fair weather and an increasing interest in our architectural heritage brought out a large crowd to walk the Talbot Tour, in the oldest area of London.

Buildings on the tour included the Gamma Phi Beta House, Locust Mount, the Hysen House, The Lawrence Gibson House, the First Christian Reform Church, Grosvenor Lodge, and the London Squash Racquets Club.

The first Sunday of June is the traditional day for the Branch's Geranium Walk, and the Branch announces its next Walk, Geranium Tour V, will be held on June 4, 1978.





Details from
HYSEN HOUSE
651 Talbot Street



LOCUST MOUNT
661 Talbot Street



RALEIGH HOUSE
639 Talbot Street



THE LAWRENCE
GIBSON HOME

Joint Meeting

On October 3rd, the London and Middlesex Historical Society and the London Branch of the A.C.O. held a joint meeting. They heard an illustrated lecture on 'The History of London's Wealthy Areas' presented by John Lutman who has been doing architectural-historical research at the University of Western Ontario.



WAVERLEY, 10 GRAND AVE., LONDON, ONT.

The drawing of 'Waverley' (1877) by Silvia M. L. Clarke shows one of the large and elaborate buildings. It is now occupied by the Shute Medical Research Institute.

Among other buildings mentioned by Mr.

Lutman were Eldon House, Blackfriars, Thornwood, Locust Mount, Raleigh House, The Pines, Lauraston, and Wolesley Hall.

HURON

Thomas Mercer Jones Plaque Unveiled

The Honourable Pauline McGibbon, O.C., Lieutenant Governor of Ontario, unveiled a plaque commemorating Thomas Mercer Jones on August 7. The ceremony was sponsored by the Huron Branch of the A.C.O. and the Jubilee 3 Committee who organized the celebrations for Goderich's 150th birthday.

Goderich Historic House Tour

To celebrate the 150th birthday of the founding of the Town of Goderich, the Huron Branch organized 6 tours of historic homes in Goderich in July. The program was well advertised and attendance was so large, extra buses had to be hurriedly found on the day. As might be expected, the owners of the homes visited were most gracious and informative of the history and architecture.

Exhibition "New Life for Old Buildings"

The photographic exhibition entitled "New Life for Old Buildings in Huron County" which was put together by the Huron Branch was completed in September and is now on tour of the libraries of the County. The exhibition comprises 10 display panels of visual material describing the successful recycling of old building stock. The cost was approximately \$600.00 and the result colourful and interesting. The County Library Board has been very co-operative in putting it on tour of all their libraries starting with the towns, then the villages.

Exeter Town Hall Restoration

The renovation of the former Town Hall in Exeter is past the half-way mark. The brick has been cleaned and reveals a beautiful colour combination of buff and dark red. A new belfry has been built and many details such as a new clock, main doors, and roof cresting have been rebuilt. This \$150,000 project has been assisted by the Ontario Heritage Foundation.

Bayfield Library Recycle

A small but charming store that was once a fish shop, a funeral parlour, and later the village library, has been moved to the library site where

it has been integrated into a new larger building. The new library with the old one attached is now open for business. The restoration was paid for wholly by local contributions and the Village.

Benmiller Inn Village Plan

The prestigious Benmiller Inn four miles south of Goderich comprises a converted woollen mill and a grist mill. The owners of the project are the Ivey family from London, Ontario. The next stage of the project is under way which will be a residential development recycling old log houses, board and batten stores, etc. A renewable energy resource centre with solar and wind generated power is also being designed to service the development.

Clinton Town Hall

Interest is stirring in the town of Clinton to restore their Town Hall which is a flamboyant brick structure with a coloured slate roof. The roof design is especially interesting with a playful use of towers.

Van Egmond Residence

The historic Van Egmond residence in Egmondville is a large and handsome Georgian style house in the ownership of the Van Egmond Foundation. Restoration has been going on for five years. A recent plan for the house identified the main use as being a community centre and living museum. A fall Cider-Fest was successfully held to raise funds for the work.

Winter Lecture Series

The Huron Branch is now organizing its winter lecture series. This will be the third year of the program which includes four lectures delivered by eminent architects, historians and preservationists during the winter months.

Huron County History Centre

Interest is being expressed by members of the Branch to create a History Centre in the county. The centre would be a depository of maps, documents, writings, books, photographs and illustrations of the planning and architecture of Huron. It is intended to hire a knowledgeable person to explore the feasibility and usefulness of such a centre.

Goderich Heritage District Conservation Plan

A Heritage District Conservation Plan for the

"Square" Business Section in Goderich is now underway. The LACAC and the town's Business Association are the sponsors, with financial assistance from the Ontario Heritage Foundation. The plan will be completed by the end of the year. The LACAC have also submitted 12 residences for designation under the Heritage Act.

NEWS FROM EAST TO WEST

from other associations

HERITAGE OTTAWA

The Billings House

The Billings House was the scene of the September 28th meeting when members had a tour and a talk about this 149 year-old mansion. It is the oldest remaining home in Ottawa. Built by Bradish Billings, the first white settler in what was then Gloucester Township, the house remained in the Billings family until 1974 when the City purchased it and its 13 surrounding acres. It is the City's first big venture into heritage preservation.

Heritage Week

Heritage Week was started on September 26. The City provided each school with a kit of information about the history and heritage of Ottawa. The kit included Robert Haig's *City on the Big Ears*. Heritage Ottawa presented to the City Archives the information gathered by the three summer students who researched early Ottawa newspapers.

Bytown Heritage Development Corporation

Heritage Ottawa was advised by the City of Ottawa that at the August 13 meeting of City Council approval was given for Heritage Ottawa to use the name "Bytown Heritage Development Corporation". The Corporation will be established to administer a revolving fund for the purchase, rehabilitation, and reselling of heritage properties.

PETERBOROUGH HISTORICAL SOCIETY

The Hutchison House

The Hutchison House Garden Committee is presently working on the problems of restoring that garden to the style of c. 1860. They would like to see any photographs, sketches or descrip-

tions of local gardens at that date. Articles on bazaars or fêtes, or photographs of families on verandahs or lawns would be useful. Send to Mrs. J. R. Ellis, Apt. #6, 380 Brock St., Peterborough, Ont. K9H 2R5

SOCIETY FOR THE RESTORATION OF VICTORIA HALL, COBOURG

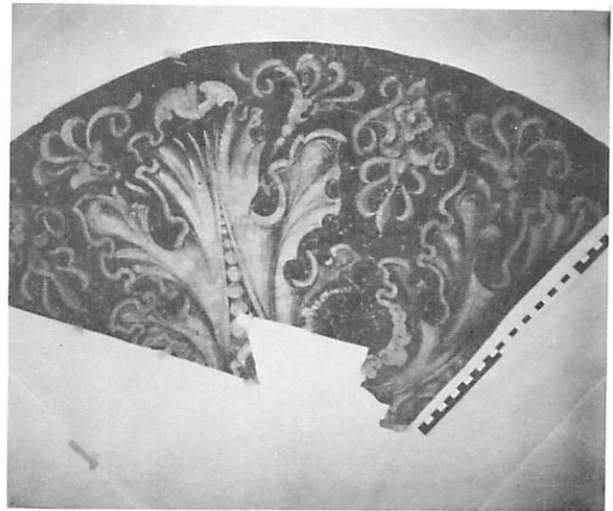
October 4, 1977 was an exciting day in the life of Victoria Hall, Cobourg, for on that day the first public gathering since restoration began in 1970, was held in the fine old Court Room. The occasion was an evening entitled **Past + Present = Future** organized by the Women's Committee for Victoria Hall. Guest speakers were Mayor Kenneth Keyes of Kingston, and Dr. Margaret Angus, also of Kingston, and a governor of Heritage Canada. Mrs. Angus explained the philosophy of preservation of historical and architecturally significant buildings, and then showed slides of examples of "Lost and Won Buildings" in the Kingston region.

Mr. Keyes dealt with the question of municipal involvement in historical and architectural designation, the problems for municipal councils, how these have been dealt with in Kingston, and the economic benefits to a municipality resulting from a positive approach.

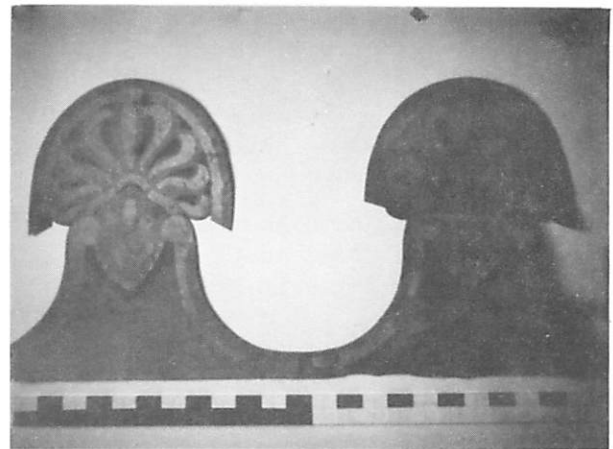
It was a challenging evening, ending with an invitation to tea and coffee in the Cobourg Council Committee rooms on the third floor of Victoria Hall. The surroundings were ideally suited to the theme of the evening.



The ceiling reconstructed in model form by Maurice Strike, noted theatre designer. The ground to circles and plain borders is a deep sky blue, the rest a deep rich ochre with violet arabesques, the architectural detail in various shades of earth colours.



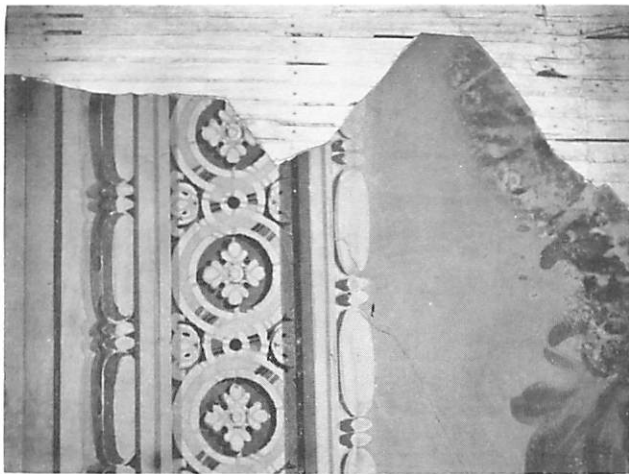
Part of centre to ceiling rosettes painted on canvas.



Anthemion cresting to the cornice of the catwalk behind which the indirect lighting of gas jets illuminated the interior of the Concert Room.



Original painting of laurel leaf border "shadowed" to give impression of three dimensional.



Part of the original ceiling border design painted in shadow to resemble three dimensional form, "chiaroscuro", a form of trompe-l'oeil.



An original arabesque in shades of violet on a rich orange ochre background filling between the three ceiling rosettes.

PHOTOS BY DAVID J. LANE

LACAC NEWS

Society for the Study of Architecture in Canada (SSAC)

The Society for the Study of Architecture in Canada, organized in 1974, has as its principle goal the encouragement of the evaluation, interpretation and maintenance of our resources in architecture. This is accomplished through education, scholarly publication, the conservation of architectural records and support given to preservation when important works of architecture are threatened. SSAC publishes a regular newsletter and in addition holds meetings annually in various locations across the country. SSAC is an important organization to which every LACAC should belong. For further information and membership

applications contact: Society for the Study of Architecture in Canada, Box 2935, Station D, Ottawa, Ontario K1P 5W9

The Reason for Designation: Interpreting the Facts

Regarding Section 29 of the Ontario Heritage Act, 1974, the reason for designation sets out the rationale behind designating and must be included in both the first notice of intention to designate and in the subsequent designation by-law. First, it must convince. Council, the owner and the public should be able to see that the LACAC has made a reasonable evaluation of the property's heritage value in recommending its designation. Second, it must guide. It must be sufficiently clear in its wording so that subsequent alterations to the designated property can be assessed properly by future LACACs that will advise on the application of the by-law.

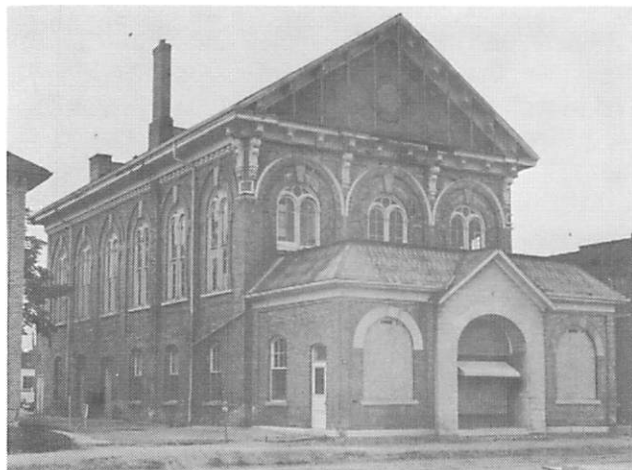
One of the main objectives of a LACAC is to interpret the heritage value of a property from a body of documented facts. As a LACAC gains experience and confidence, this job of describing "the reason for designation" will become a practical experience in presenting a convincing rationale as well as a guide for the on-going administration of the by-laws.

AROUND AND ABOUT: HAPPENINGS IN ONTARIO

AYLMER

Mr. Wilfred Chalk and his committee attended Town Council on 12th September, 1977, with Mrs. Catherine Smale, a director of the Ontario Heritage and Peter Stokes, President of ACO, expressing approaches to the preservation of the Town Hall and Opera House of 1873. Although the Council wished to demolish this notable example of mid-Victorian building, after finding that it could not be renovated economically as a town hall (and, incidentally, turned around and saved the Old Post Office instead!), strong local support gathered for its retention. A new Feasibility Study was requested and funds are being sought to underwrite this with the help of the Foundation. This remarkable example of the Opera House genre of the 1870's was designed by Thomas Woester, a native of England, (who also built the Methodist Church, now St. Paul's United, on Talbot Street the following year). The ground floor served as town offices and fire hall and has been altered from time to time, although the ex-

terior is little changed except for the 1903 front addition which somewhat mars the original design. The Opera House, however, despite the early 20th century changes to enlarge the stage and increase seating by extending the balcony, has retained most of the charm of its proportions and delight of its high Florentine windows.



AYLMER TOWN HALL AND OPERA HOUSE 1873

Thomas Woester, Architect & Builder

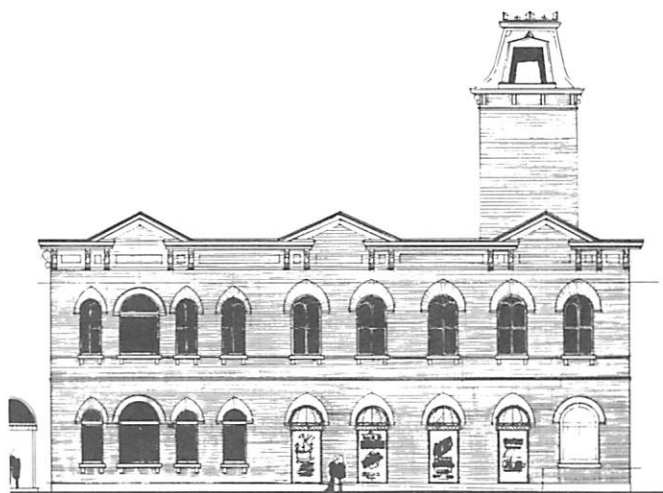
The exterior showing the Opera House on the second floor, municipal offices below. The entrance on the ground floor is a 1903 addition. (P.J.S. Photo)



The interior of the Opera House, Aylmer, Ontario with the early 20th century extension of the balcony, as seen from the stage. (P.J.S. Photo)

BARRIE

The Old Firehall, it seems, is still in jeopardy despite a programme for its preservation which was already underway and a first rehabilitation phase, based on a scheme prepared for the Friends of the Firehall Inc. by Architects Howard D. Chapman and Howard V. Walker, which was expected to start this summer. Questions of cost



THE OLD FIREHALL, 1875-1905, Barrie, Ontario
Preservation of Collier Street front. Howard D. Chapman, Howard V. Walker, Architects. Peter John Stokes, Restoration Consultant.

temporarily blighted the proposal, but then the building was recommended for designation and this was advertised by the City. Objections were voiced and in a precedent-setting Conservation Review Board Hearing the City led no evidence in support of the designation. Counsel for the Friends finally elicited reasons for the appropriateness of designation in the latter part of the hearing. The Chairman, George G. Downard, Q.C., after listening to and carefully considering all arguments finally recommended that the designation be upheld for historical and architectural reasons noting that the City had acted wisely on behalf of its citizens in proposing the old Firehall. The City of Barrie has advertised for proposals for the use of the building, notwithstanding the current programme already set in motion by the Friends; it is hoped the Friends will re-affirm their previous proposals. Currently A. J. Diamond Associates are making a core study of Barrie and pleas have been voiced for the retention of the building until the report can be released. It was suggested at the outset that the preservation of the old Firehall would be a valuable "seed" project to the rejuvenation of downtown Barrie.

BARRIEFIELD

Architect Neil MacLennan has just seen to the refurbishing of the old Township Hall.

One of the old houses on Main Street was included as a practical study in Douglas Snyder's ten week course on "Practical Recycling of an Old Building" held in this Kingston area community last summer.

BATH

Further study on the old buildings of this village continued last summer with the help of a student under Experience '77, to augment the research on sixty-four buildings made by the School of Urban and Regional Planning from Queen's University last year.

CAMBRIDGE

The old Fire Hall near the City Hall (in the Galt section of Cambridge), a late 19th century brick structure needs to be replaced by a new facility where traffic congestion will be less severe. A scheme for renovating the old station as a restaurant has been broached.

The Riverbank Development Citizens Advisory Committee (Chairman Robert Kerr, former Mayor of Cambridge and Galt), seeks to set up guidelines for the preservation of river-front buildings while including the aims of the LACAC as well as to co-ordinate the projects of the Grand River Conservation Authority which intended to demolish several structures this year.

CAMBRIDGE (PRESTON)

The Conservation Review Board Hearing on 28 July, 1977, regarding the Preston Public School resulted in a decision to uphold the designation of this building by the City of Cambridge. During the hearing, the Waterloo Board of Education presented a previously unpublished scheme to preserve at least part of the old building which seemed a radical change of heart. Further developments are awaited.

ELORA

The OMB hearing on the Elora Gorge bridge controversy resumed on 31 October, 1977, and Carolyn Neal of the Toronto Branch was to present a brief — towards the preservation of a place of unparalleled natural beauty. Let sense and sensibility prevail.

GALT, GODERICH, GUELPH

The Canada Land Company towns are holding sesquicentennial celebrations this year. Galt has lost its identity in the modern misnomer of Cambridge (Contributing Editor's comment!), while Goderich reigns supreme on Lake Huron. Thoughts of the old Huron County Jail becoming a cultural centre including a small theatre ensure continuing use for that structure.

Guelph too is looking up with recently an-

nounced Heritage Awards and commendations, three plaques being presented to noteworthy preservation projects in the city, including the McCrea House, a scheme undertaken by Charles Bedford in 1940, the Matthew Bell House of the early 1870's being looked after by Professor R. A. Carlton and the renovation of an old mill in the downtown area to become apartments by Midtown Wellington Developments Limited. Frances Gage was the sculptor of the plaque. Several honourable mentions and further commendations came from the Committee headed by our old friend, Professor Gordon Couling.

Guelph was also the scene in early May of the first conference on Canadian Urban History, sponsored by the University of Guelph and taking in many subjects of interest to preservationists. Alan Gowans and Douglas Richardson were among the notables who presented their views.

GORRIE

This community in the north-east corner of Huron County has an historic frame mill, constructed in 1856 by the Leech Brothers and enlarged in 1867. Like the Brussels Mill this is owned by the Maitland Valley Conservation Authority and local residents pressed for its preservation at a meeting on 21 April, 1977. Studies and support in co-operation with the Ontario Heritage Foundation were being explored.

GRAFTON

Historic Barnum House, 1817, the ACO's first essay in restoration over forty years ago is to be the subject of a feasibility study, with the help of the Ontario Heritage Foundation, to ensure its continued preservation.

IROQUOIS FALLS

A recent visit by a representative of the Heritage Administration Branch of the Ministry of Culture and Recreation to support the role of the local historical society reminds us of an interesting event in the community's history revealed in the course of the Conference on Canadian Urban History in Guelph. "Ansonville", as the place was originally called, was developed from plans apparently influenced by the Garden City movement, but coming via Chicago. The layout of curvilinear streets was actually surveyed on the site in the early part of this century by Mr. H. S. Crabtree who still runs a drafting supplies and printing firm in downtown Toronto, from whom your Contributing Editor has purchased

materials for the last thirty years. Mr. Crabtree has many tales of that arduous exercise, plus stories of the 50 yard record rolls of tracing linen of profiles of rivers in that northern locality. As Jeanne Minhinnick would say "it's a small, small antique world!"

KING CITY

This village north-west of Toronto is about to have a restaurant in the 126 year old former Hogan's Hotel: thanks to Gail Rowe, a local resident.

KITCHENER

The 1820 Schneider House, home of the founder of Berlin (now Kitchener), was purchased by the Waterloo Region Heritage Foundation in 1975, but a temporary snag in further studies of its restoration as an historic house developed when the solicitor appears to have misunderstood the need for the building's designation to qualify for further grants from the Ontario Heritage Foundation. Presumably WRNF (perhaps unique in being publicly if modestly funded) will sort out this pickle.

NAPANEE

The Royal Bank was responsive to letters from the Lennox and Addington Historical Society and preserved a handsome three storey brick block at the south-east corner of John and Dundas Street East. The new front is a very sympathetic design needing only a neat shopfront cornice to form an apt transition between the new work and original building above.

The Allan Macpherson House has recently been given a grant by the Ontario Heritage Foundation to cover essential repairs and allow further restoration. In late October, an Ontario Museums Association seminar on the Historic House was held there with demonstrations including the use of the kitchen with its huge cooking fireplace and a bakeoven. "Christmas at the Laird's" is an annual event at the Macpherson House and takes place from 4 to 10 December this year.

Further plans for the continuation of the restoration of the Allan Macpherson House and its site started in the early 1960's by the Lennox and Addington Historical Society may be delayed due to lack of funds, particularly from the community and county, which are needed before the Ontario Heritage Foundation can contribute. Repair work is needed on the house itself while additional restoration was proposed, the protec-

tion of the property by further modest land acquisition and the re-creation of a suitable carriage house and stable as an adjunct to the house to complement the interpretation as well as provide additional storage.

NORTH YORK

As if our heritage is not enough a not-so-new concept is coming to the affluent scene of this Metropolitan Toronto borough in the shape of a "manor house" constructed of two 500 year old barns and a couple of oast houses from the Olde COUNTRYE for a cool \$1 million plus. We presume that the oak timbers are solid and satisfactorily disinfected.

The historic Locke House in Don Mills has been approved as headquarters for the Federation of Ontario Naturalists by North York's Parks and Recreation Committee.

Zion Church (Primitive Methodist) c. 1873 and its cemetery has been recommended for attention at least for stabilization and improvement according to a programme prepared by B. Napier Simpson, Jr., restoration architect, and now to be done in several stages.

ORANGEVILLE

The Professional Advisory Board of the ACO recently visited the town and reported on the proposed plans of the Royal Bank which involved the demolition of two buildings characteristic of the main street and contributing to the streetscape. The report stressed the importance of maintaining that streetscape in the new scheme encouraging the Bank to reconsider its proposal and to provide a building effectively three storeys in height. Also by relocating parking access to a side street the report suggests enlarging a courtyard fronting Broadway and leading to the Public Library which, incidentally, is to extend into the old Bank premises. (With the Port Hope and Odessa examples and more recent laurels in Napanee, perhaps the "Royal" will live up to its reputation in conservation).

P.J.S.

OTTAWA

New Edinburgh, between Lower Town and Rockcliffe, is a neighbourhood in the City of Ottawa and very much a community unto itself even architecturally and certainly historically. A study by a group of Carleton University Architectural students concludes that declaration of New Edinburgh as an Heritage Conservation District is the only way to preserve its essential character.

ST. MARY'S

George Kapelos, at a recent meeting to stimulate the creation of the LACAC in this worthwhile community alluded to noteworthy buildings in the town including the Opera House and the old Grand Trunk Station, the latter where Thomas Alva Edison once worked (Let there be light!).

SAULT STE. MARIE

The Old Post Office of 1906 is to be renovated again by the Federal Department of Works. We wonder if its red sandstone should be sand-blasted however, after hearing disquieting rumours of problems subsequent to similar treatment on Ontario's Legislative Building.

SIMCOE

Renovation of the old Court House complex is nearing completion for the Town of Simcoe under the direction of local architect, Carlos Ventin. It is a blend of the original with our contemporary idiom and speaks of a continuing world, the splendour of the old with a little relief not to mention added comfort and convenience of the new.

STRATFORD

Jack Diamond's study of the downtown core redevelopment incorporating retention of essential historical and architectural material was received by City Council in mid-April. The report suggested an initial loss over the first four years of the proposed development would be overcome subsequently as rents rose. Essentially the scheme recommended entails complete rebuilding behind the existing street fronts which are to remain.

WELLINGTON

Tara Hall, the impressive brick house overlooking West Lake built by Archibald McFaul in 1837 in this Prince Edward County Village now has a new owner Mr. Dan Rainey, public school principal who is interested in restoring the house while living in it and providing an art gallery for artists of the area as well as a place to display antique furniture and glass for sale.

WHITBY

Whitby is going through the hoops for deciding which shall govern — minimum standards by-laws or heritage values. As previously discussed the chances are that by-laws or development will win if the town does not come up with a list of buildings considered for designation. So far it seems the old Sons of Temperance Hall built in 1872 at Myrtle and now part of Whitby has fallen to the axe of financial condemnation. Once the Myrtle Museum, it would have cost \$8,000 to bring it up to minimum modern standards.

WINDSOR

The future of Willistead Manor built 1904-06 to the design of Albert Kahn, Detroit architect, for E. Chandler Walker, son of Hiram Walker, the founder of the distillery, is in doubt since the art gallery no longer uses the building, and the branch of the public library has to close because of budget cutbacks. Repairs are now needed on the roof and ceilings. Proposals for the building's continued active use are being sought as well as funds for its preservation.

INSULATION: Just a few words of caution.

While our world goes bonkers over conserving energy, let's keep a watchful eye for conserving our heritage. Too little seems to be understood about the performance of insulations or — believe it or not — their possible disastrous use. And nobody seems to be too explicit about the dangers, particularly the promoters these days, counting press, government, suppliers and installers as part of that crowd. Maybe it would be better to turn down the thermostat, wear warmer clothing and preserve your building as part of the country's heritage — improper insulation might be costly and deleterious.

Some obvious mistakes and failures of the past should be remembered as a guide to better practices — especially in connection with protecting older buildings and for the benefit of those who want to save the costs of labour by doing the job themselves. Here are just a few pointers.

A vapour barrier is very important to proper insulation. Such a membrane or vapour-proof skin has to perform adequately to be qualified as a vapour barrier. Essentially this is an impervious layer, such as a treated paper or a plastic film which will not permit vapour from the heated interior atmosphere of a building to escape

through it. (Punctures, tears, lack of overlap between sections, imperfect seals can spoil performance to some extent). Without this barrier, moist warm air of the interior, usually under greater pressure than the outside air especially in forced warm air heating systems or overheated buildings, passes through the wall structure, and as the air cools it becomes saturated, the dew point is reached and condensation forms.

Loose insulation blown in without a vapour barrier being incorporated (always to the warm side), such as in the cavities between studs, can be detrimental. Condensation forming in the insulation reduces its effectiveness and promotes decay particularly along the base of the wall as at sills. The same can occur in roof spaces, but fortunately air circulation is less restricted there. Improper location of the vapour barrier, that is to the cold side, produces an equally damaging result — the vapour condenses on the cold, impervious covering and soaks the insulation. At an Ottawa building, a frame addition constructed in 1944 used 2" x 4" studs, gypsum board lath and plaster, metal lath and stucco to the outside with the cavity filled with powdered cork. By 1961, due to condensation forming on the inside face of the stucco attached to the studs not only had the metal lath corroded severely, but $\frac{1}{2}$ " to 1" (or up to 25%) of the stud had decayed — in less than 20 years, all because a vapour barrier had not been applied under the interior gypsum lath. Demonstration enough? In Amherstburg a proud owner of a solid timber house had applied aluminum foil over the wood and below his new asbestos siding — I hate to think what state the wood is now in.

Loose insulation, particularly that blown in, has one other serious drawback — after a time it tends to settle and pack down, especially when the front and back doors are banged, leaving a void near the top of the wall cavity. Therefore, that is where much of the heat escapes.

Some may wonder if the outside surface of glass fibre or mineral wool insulation should be protected or not. In the old days, insulation in batts or flat bags had a vapour-proof impregnated paper on one side and a plain (often kraft) paper on the other. Such protection can be afforded by a similar covering and to increase weather-tightness should be an asphalted paper or felt of a waterproof but not vapour-proof type (that is it will shed water but will not inhibit the passage of vapour. In fact it can "breathe.") (Vapour barriers, as previously explained, must not be put on the outside or cold side of the wall as these form vapour traps promoting conden-

sation and all its attendant difficulties). A fibre board under sheathing is likewise useful. In the old days in New Brunswick, birch bark was used as an effective underlay to form a wind and weatherstop.

The use of a vapour-proof external insulation may be in order if it performs sufficiently well to prevent condensation on the inner face caused by any vapour leaking through the inner vapour barrier. The inner barrier usually reduces the amount of vapour escaping from the warm building. Hence the relative humidity of air in the insulation (should it be the wool or fibrous type), is reduced, thus lessening the hazard that the dew point will occur (when saturation of the air produces condensation), aided and abetted by the outer insulation being sufficiently effective to maintain a warmer inside face than the prevailing temperature outside.

Much of the heat loss is through ceilings below roofs which causes the irritating and often damaging effect of ice dams forming at the cold projecting eaves, forcing the water from thawing snow up under the roof covering above to spill down through the eaves or even into the interior. In insulating ceilings below roof spaces, a vapour barrier is still important and adequate ventilation through eaves and at the top of the roof near the ridge is recommended. In this case the vapour-proof insulation in batt form can be a friction fit (available to fit 16" and 24" centres to joists). A six inch thickness is the minimum recommended. Additional thicknesses can be applied using non-vapour-proof quilts. Not only is a second vapour barrier unnecessary but it might be definitely inadvisable especially if the upper layer is thin or the possibility of vapour accumulation due to difficulties in making a tight fit to the lower insulation. In some cases — and particularly where joist spaces are irregular as in many old buildings, a sheet or plastic vapour barrier (such as 4 mil polyethylene) is sometimes easier to install. If the sheet is neatly fitted between wood structural members, it can be kept in place by wood slats tacked alongside joists, or stapled regularly to the timber. Then the insulating quilt can be fitted between the joists. (This is presuming that you wish to retain the ceiling, otherwise you would stretch the vapour barrier below the ceiling joists). Should you wish to use a continuous sheet then wrap it tightly around the joists, but in this case also insulate around and on top of the joists or the condensation problem will occur (to rot out your timber!) where the vapour barrier is exposed to the cold air.

Some cellular plastic sheet insulations are,

of course, vapour barriers in themselves, but sometimes these and the expanding plastic foams have some very definite drawbacks, you, as owners of older buildings, should be made aware of. You recognize the hollow sound behind the plaster wall of your stone or brick house as a sign of superior building. Strapping or furring (vertical strips of wood nailed to bonding strips or nailers in the masonry) form a cavity behind the lath and plaster. This air space is a natural insulator, particularly if it is cut off at the floor levels and air currents are restricted. This was sometimes referred to as the Scotch (note the correct Canadian spelling!) method of building. Masonry walls of long ago were built with relatively porous mortar, and most walls of soft brickwork are also highly porous. The transpiration of moisture through such walls must not be inhibited unduly however, for the absorption of moisture on rain-swept faces must be free to vaporize or be absorbed into the interior. (Yet another problem occurs when cement mortars are incorrectly used in repointing old masonry, but that is another story). It appears that this transpiration may be affected by the time of year. But the experience in New England situations where walls directly plastered (the other common treatment which produces warm houses into the Fall and devilish cold ones in late winter) have had vapour-proof cellular plastic insulation glued to the interior face, the interior of the wall has started to deteriorate severely. This is probably due to an accumulation of moisture in the interior of the wall leading to mortar decay and in our climate probably to be aggravated by freeze-thaw cycles in winter.

Thus filling a wall cavity formed by furring with a vapour-tight foam will create the same hazard as vapour-proof insulations applied directly to the inside face of a solid masonry wall, plastered or unplastered. To improve the situation somewhat, and avoid the hazard, the cavity formed by furring may be filled by a non-vapour proof granular type insulation such as expanded mica going under such trade names as Vermiculite and Zonolite: in this way transpiration through the wall is not prevented. (Just be careful to block off cavities at floors or you might be filling the downstairs ceiling or even the basement!).

So in summary to help you preserve our heritage, conserve our energy and beat the insulating racket:

- (1) Wherever possible use a vapour barrier, in an insulating batt or as a membrane.
- (2) Always apply the vapour barrier to the

warm side (ie. set it downwards in a roof space, to the inside in walls).

- (3) Never use vapour proof type insulations in direct contact with old masonry walls: always leave an air space between vapour-proof insulations and the masonry.
- (4) If in doubt about the effectiveness of insulations check the relative costs with relation to their efficiency, the suitability to your application and the ease of installation if you are doing it yourself.

Remember the easy way may not be the least expensive in the long run especially if it rots your sills!

One benefit of superior insulation often forgotten is that your house can be kept cooler in summer. By playing your new tricks well you can keep the house closed during hot summer days and ventilate it when the temperature drops in the evening. To help in this, if you are lucky enough to have shutters which operate, you can close the "blinds" on the sunny side of the house to shade the glass. So by judicious restoration and good management you will soon be able to chuck out that noisy energy-consuming air conditioner and live a sensible, more relaxed and natural life like our ancestors. As Bea Lillie would have put it "Time was when all the world was in rude health, from the clergy to the laity. . . ."

Peter John Stokes

Beating the weather: or storms and storms

While we have been discussing insulations we should not forget that much of our energy is spent keeping out draughts — or as "them wot knows calls it" — infiltration. Cold air entering houses or warm air leaking out is particularly severe at window and door openings. Opening and shutting doors and windows alone in the normal use of a house can account for several complete air changes in an hour. Wind driving into cracks can force the cold air in at one side of a building, the warm air almost gusting out through the opposite side. Glass itself, especially in the very thin material in old windows, is a poor insulator.

As has sometimes been remarked about our rural farmhouses, Canadians (particularly Upper Canadians) seem to enjoy living in a comfortable fug all winter. Windows, if not painted shut, are caulked, weather-stripped and frequently covered by flapping and not very efficient plastic sheeting, but these are only temporary stop-gaps.

Rags, strips of old blinds, newspaper, anything that readily comes to hand, may be used in an emergency, even a sock to stop up that errant baseball's hole.

There is, however, no suitable substitute for the right job, carefully done. First, in masonry buildings the joint between brick and stonework and wood frame should be sealed. Formerly this was done by a wafer of mortar forced into the crack, slightly overlapping the face of the frame. Often, with the wood shrinking and working, the seal was broken, or the mortar fell out. Today, stuff the crack first with a decay-resistant fibrous filler such as the old-fashioned picked oakum, a sinewy, rather smelly (of chips and tar that is) fibre made from rope. Stuff this tightly into the crack. Then apply a bead of one of the high quality elastic mastic caulking compounds to seal the joint between masonry and wood. Such caulking compounds can be obtained usually in a variety of colours to match paint or masonry or be an acceptable compromise. The fibrous filler can also be glass fibre or mineral ("rock") wool from insulation.

Other leaks, around the perimeter of the sash and particularly at the meeting rail (which so often in very old sashes hardly meets anymore), can be controlled by adequate storm windows to form a pressure lock between wind and window as well as to form an insulating air space. On the ground floor storm windows are usually easy enough to install on the outside, but for inaccessible spaces the French-Canadian or European trick can be tried — interior double windows, often hinged like casements with interlocking stiles, the bead of one fitting into the groove of the other similar to clenched knuckles into a cupped palm. An inner storm window to provide double glazing and an intermediate air space can be a fixed sash if ventilation is not essential. Then it is important to weather-strip and caulk around the inside of the sash to minimize leaks using either an elastic mastic, foam plastic strip or similar stops. The inner storm helps if it overlaps the "stops" holding in the window sash, or at least has a perimeter gasket of foam plastic.

As for the storm sash itself, wood is still one of the most satisfactory materials for wood, by its very nature and cellular structure, is a natural insulator. Periodic painting is not too much a price to pay for its superiority — and if properly designed it can look neat and not too conspicuous. Just a few hints about its design, however, may help to avoid some common pitfalls. While older double windows often repeated the glazing

of the main sash (as we note so gratefully at Ingeva in Perth), storm sash can be simplified into multiples of the smaller panes for lower cost and easier cleaning without too drastic a loss in effect. Thus windows with sashes of six panes over six can have a horizontal cross rail near the centre to correspond with the meeting rail. (Avoid here a centre vertical muntin as this will occur in the middle of the pane behind making for ugly confusion.) With sash of nine over six (so often seen in very early houses) the cross bar should again be made to correspond with the meeting rail giving a larger pane above than that below. Where windows have four panes in width, a centre vertical muntin or glazing bar can be used, again to correspond with the muntin of the sash behind. With casements, the narrower sash width usually calls for horizontal divisions only, but these may be difficult to dispose congenially and a single glass may have to be resorted to.

The next most efficient sash framing so far as insulating value is concerned is, of course, plastic available also in white and several self colours in some products. Some manufacturers can make very neatly fitted installations which do not detract too much from the authentic appearance of the original.

Perhaps the least effective storms are aluminum-framed — that metal is one of our most efficient conductors of heat. Frosting and condensation frequently occur, especially if the inner windows are neither caulked nor tight fitting. Aluminum combination storms and screens often appear as a godsend: they are certainly better than nothing, but leave much to be desired. Several makes are clumsily fabricated and when fitted are rather ugly. Roundheaded windows usually get the chop, as in Niagara's old Courthouse, where the beautifully fashioned upper sash is obscured by a wall-eye of blank aluminum. (Incidentally glass can be cut with a rounded edge: it seems that in old Niagara they have lost the touch). Superior modern makes now come with neat surrounds often with baked enamel finishes to blend with the woodwork of the house.

Storm doors are also very important, with weather-stripping and all the other improvements: double glazing, perhaps a complete storm enclosure, a rather simplified version of the glory it must protect. (This presumes of course that none of our readers would ever contemplate filling in a fine doorway in this day and age — but the practice dies hard in some parts). Storm enclosures are often demountable, to be stored during the summer in driveshed, woodshed or in the loft over the summer kitchen. Again gaskets

around the edge to maintain a draught-free fit, weather-stripping around doors and good latches are important. Caulking around the original door-case itself, as noted for window openings, should be done. Door weather-stripping can be the spring bronze type set in the rabbet in the frame into which the door fits, nailed along the inner edge of the rabbet (to the inside of the house) to spring snugly against the outer edge of the door as it is pressed closed. Foam edged surface-mounted strips around the door can also be effective if rather unsightly. A lot of draught can come in at the sill: a metal threshold with a compressible neoprene insert to ensure a snug fit is a great help. The neoprene, set in a frame, with some types adjustable, can also be attached to the underside of the door thus reducing the excessive wear sometimes associated with a much-travelled entrance.

Perhaps a final word — from practice and experience — is worth saying about storm doors generally. Again wood is most effective, and a simple vertically beaded board door with cleats across the back is an acceptable expression — after all it is a “storm door”. Glazing in doors, unless essential, should be avoided, as a greenhouse effect is often created on sunny exposures creating condensation and damage to paint and woodwork behind. Aluminum storm doors are for the pink pelicans sometimes seen adorning them (both belong to Florida and points south). The glazing combined with the conductive framing is the worst of both worlds, and about all you can count on is a break in the draught. However it can serve as a suntrap, with the inner door open, on those milder, sunnier days.

We leave it to you to make the best of your world — in our incomparable climate!

Peter John Stokes

HELPFUL HINTS

Backputtying

In reglazing wood sash, a good way — the only way — is to back-putty or bed the glass in putty. After sealing the wood of the sash, that is coating with a primer-sealer paint or clear preservative and allowing this to dry, then set a small bead of putty, kneaded and manipulated into a soft pliable condition with the fingers, into the glass rabbet. Gently but firmly and evenly press the glass into the bed to squeeze the putty out on the inside. Secure the glass with fine

glazier's points, usually two to each long side, one in the centre of each short side, driven just below the finished line for putty. Trim off the excess bedding putty in line with the wood on the inside. Face-putty the outside neatly, the surface to stretch between projecting wood stem of the glazing bar and edge line of the bar behind the glass.

The putty bed forms a perfect seal between glass and wood — the glass is encased in a waterproof bedding on all sides. The glass is prevented from breaking loose or rattling and rain will not penetrate when the face putty breaks down or cracks. Moreover condensation running down the inside of the glass will not lodge on the horizontal bars or rails to rot the wood. The bed of putty also serves as a cushion and helps to accommodate the unevenness of surface and shape often encountered in old or salvaged glass — the type that gives you that unmistakable mirror effect so characteristic of early buildings.

Old-fashioned linseed oil putty is still a reliable material; some modernists prefer the more up-to-date glazing compounds.

When ordering glazing or reglazing always insist on back-puttying for preservation insurance.

(For further information on Sash Repairs and Reglazing write to ACORN — Helpful Hints, enclosing a self-addressed, stamped, business-size envelope).

Peter John Stokes

You were asking?

Why are so many east walls of old masonry buildings rendered or stuccoed in Ontario? This is a question that puzzles some people.

The reason is usually quite easy to understand. Often our fall and early winter rains drive in from the east, soaking east-facing walls. Temperatures can drop rapidly in such storms to create ice and freezing conditions of great severity. Such sudden freezing, of soft brickwork particularly, causes the bricks to spall or scale off in layers. Softer stones weather similarly. The wall becomes not only unsightly but frequently also becomes less weather-tight, the moisture finding its way into the interior of the building.

Stucco or roughcast was often applied not only as a protective coating but as a seemly finish to cover the scars of rain and weather. However, it is wise not to make such a coating absolutely water-tight for fear ensuing cracks will let moisture in to be trapped behind the new coating, aggravating the problem still more. A

high lime content mortar is recommended in conjunction with repairs to all old brickwork and most stonework.

Impervious coatings, if these are required, should be put over a vented cavity to act as a rain screen (much as in cavity wall construction), perhaps by using galvanized self-furring (high ribbed) lath or similar furring in preservative treated wood or corrosion resistant metal.

If you can't beat our devil of a climate — join it!

Peter John Stokes

Alfred Chapman:

Architect of the Princes' Gates 1927 Canadian National Exhibition

Architect Howard Chapman, son of Alfred Chapman who designed many notable buildings in Toronto in the first half of this century, was present at the unveiling of an historic plaque to commemorate the Princes' Gate on 30 September, 1977 and gives us this background to his father's career.

After receiving his apprentice training in Toronto, Alfred Chapman studied at the Ecole des Beaux Arts in Paris where the grand classical manner pervaded planning and design. After Paris, he worked for two years in New York. On his return in 1907 to Toronto, Alfred Chapman won first prize in the competition for the Public Reference Library at St. George and College Streets and associated with the firm of Wickson and Gregg in its execution.

Other early work, as the partnership of Chapman and McGiffen, included Knox College (won in competition), a church, houses, collegiates and libraries. He was closely associated with R. Holme Smith in the beginnings of the Humber Valley development and was responsible for the original Old Mill Tea Room and stone bridge.

Another early association was with the Toronto Harbour Commissioners whose headquarters on newly filled land on Lakeshore Boulevard (now considerably inland!) was constructed in 1912, and recently underwent extensive renovation quite changing its original external appearance.

The firm of Chapman and Oxley was founded in 1919 and produced a large volume of work at a time of great expansion for the City. As Howard Chapman notes, the partnership represented a happy union of architectural talent and the engineering expertise of James Morrow Oxley, a civil engineer.

Great building productivity spurs the develop-

ment of new building techniques and economies in the use of materials. Howard Chapman believes that "the success of Chapman and Oxley in the 20's and 30's was to a large measure due to a very close harmony between architecture and engineering, between architectural concept and its efficient and economical development and execution. Certainly a composition as grandiose as these gates would not have been economically feasible without advantage being taken of modern building techniques, the skills of the general contractor, and the use of what in those days was referred to as 'artificial stone.'"

The firm produced many of Toronto's early "skyscrapers" including the late lamented Toronto Star Building on King Street as well as the Royal Ontario Museum, Holy Blossom Temple, Toronto Hydro Building and a host of other educational, commercial, and industrial buildings.

In the early 20's as architect-engineer and planner, Chapman and Oxley were closely involved with the Board of the Canadian National Exhibition in the development of site plans (unfortunately only partially realized), as well as studies of feasibility and building proposals. Apart from the Princes' Gates, building commissions executed included the late Pure Foods Building (received with great acclaim upon its opening), the late Electrical-Engineering Building and the handsome but neglected Ontario Government Building, which deserves every effort that can be made towards proper restoration and preservation.

Alfred Chapman writes in an article for the Journal of the Royal Architectural Institute of Canada for October, 1927:

"The great expansion of the Canadian National Exhibition which has taken place during recent years has resulted in the extension of the Grounds to the Easterly limit of the Exhibition property thereby making available for exhibition purposes the area between the Midway section and Strachan Avenue. In enclosing this area it was deemed advisable to erect a permanent Eastern Gateway as it was the intention to follow up with new buildings in this section of the Grounds.

Owing to its position, this Entrance becomes the monumental gateway to the Grounds and therefore had to be treated with a breadth and dignity consistent with its function. The width of the masonry treatment is three hundred feet and the height of the central archway is forty-one feet and about eighty-four feet to the top of the figure surmounting it.

The general architectural treatment is in a late Roman character. A more or less classic style was chosen owing to the fact that the Canadian National Exhibition is a permanent Exhibition and it was thought advisable to avoid styles that were liable to become obsolete with the changes of fashion or public taste.

The slightly severe character of the Architecture is dissipated by flags, streamers, booths, and the gay coloring of the crowds during the Exhibition which tends to give the effect of the whole Entrance springing to life for the great fête in contrast to its dormant dignity during the rest of the year. This, of course, will be greatly emphasized when the development behind the Gates is completed.

The modelling of the decoration was done by Mr. Chas. D. McKechnie; the crowning figure representing progress and advance, the fundamental aim of the Canadian National Exhibition.

The masonry is of a cement stone composed of a fairly coarse aggregate with the cement film removed by spraying and rubbing with acid and afterwards waterproofed. This gave a texture sufficiently strong in character for the scale of the work and one that would avoid crazing, and, owing to the fact that it is the actual stone aggregate that produces the color, it can be cleaned down like any other stone.

The gates were officially opened by the Prince of Wales and Prince George on August 30th, 1927. The ceremony attached to the opening of the Gates was rather an interesting one, a ribbon tied across the Entrance being cut by the Prince of Wales with a pair of gold scissors. Many notables attended the official opening, including the Lieutenant-Governor of the Province of Ontario, the Mayor and City Council of Toronto and the President and Officers of the Exhibition.

The actual work on the construction of the Entrance began on April 14th, 1927, and was completed in time for the opening of the Exhibition on August 27, 1927. The General Contractors for the Princes' Gates were Messrs. Sullivan & Fried of Toronto and all the stone work was executed by the Peerless Artificial Stone Limited of Toronto."

Loren Oxley, son of J. Morrow Oxley, the other partner, was present at the dedication as well as

Mr. Sullivan of the original contracting firm responsible for the work.

P.J.S.

Architecture as Living History

The National Film Board of Canada, in collaboration with Parks Canada, has recently released **Architecture as Living History** by Barbara A. Humphreys, current head of the Canadian Inventory of Historic Building. This is a collection of 120 colour transparencies (35 mm) illustrating the principal architectural styles in Canada from the French Regime to the 20th century and early construction methods. Each group of slides is accompanied by a short text outlining the main features of the style depicted and by individual notes on the buildings shown in each slide. There is a brief introduction and a glossary of architectural terms. The set includes a copy of the 1974 pamphlet by Humphreys and Sykes, **The Buildings of Canada: a guide to pre-20th century styles in houses, churches and other structures**. All written material is in both French and English. The set provides a college-level introduction to the concept of Canadian architectural styles or used in conjunction with the introductory booklet, a supplement to history and human geography courses at a senior level in secondary schools. Cost of the complete kit is \$99.00 of \$8.00 per sheet of 10 slides and accompanying text.

Available on a preview-for-purchase basis from the following National Film Board Distributor:

Visual Education Centre,
75 Horner Ave., Unit 1,
Etobicoke, Ontario M8Z 4X5
(416) 252-5907

MARGINALIA

We read in a recent professional publication requesting material relating to the work of Ontario architects and dealing with 19th and early 20th buildings that "The decision of what material will be recommended to the archives will be based on the *exceptional* architectural and historical merits of the work." (Our italics). Perhaps those responsible for such damning words should be reminded not only that our heritage is less concerned with Architecture (spelt with a capital "A"), than building beginning with a small "b", not to mention great Building and lesser architecture in between, but also with heritage build-

ings not quite vintage stuff. We think the ACO has enlarged its horizon somewhat in the last forty years to become, conservatively, more liberal: maybe some of its members could redress the balance in this sordid case.

* * * * *

A most important conference on Downtown Revitalization was held in Toronto, 31 October and 1 November, 1977 in which heritage conservation was stressed as an important ingredient in the process. The Architectural Conservancy of Ontario, in the "business" for over forty years, did not receive an invitation to attend, even as an onlooker. We wonder why.

STOP PRESS

Just hitting our desk from the office of Richard B. Apted, Director of the Heritage Administration Branch, Ontario Heritage Foundation, are two booklets, one entitled **Heritage Conservation Districts and the Ontario Heritage Act**, the other **Guidelines on the Designation of Heritage Conservation Districts**, the latter a revised version of procedures. We have not had time to pursue these carefully, but note that the former shows a two leaf spread of Walton Street, Port Hope (that historic town please take note), and other interesting examples from places such as Sparata, Petrolia and Amherstburg (either old Niagara is too rich or too ripe to be included this time). The Guidelines appear to be more explicit and comprehensive, also tying in auxiliary programmes which might complement historic district conservation. A review is promised in the next issue of ACORN: in the meantime you can obtain your copies for study and use from the Heritage Administration Branch, Ontario Heritage Ministry of Culture and Recreation, 77 Bloor Street West, Toronto, Ontario M7A 2R9, or the Ontario Government Bookstore, 880 Bay Street, Toronto, Ontario M5S 1Z8

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